



**CODE ENFORCEMENT BOARD  
HEARING AGENDA  
FEBRUARY 22, 2022  
9:00 AM**

**CITY COMMISSION MEETING ROOM - CITY HALL  
100 N ANDREWS AVENUE  
FT. LAUDERDALE, FL 33301**

**CODE ENFORCEMENT BOARD**

**Code of Ordinances: Sec. 11-3.**

**PURPOSE:** Hear and decide cases in which violations are alleged of any provision of the Florida Building Code, Broward County Amendments and violations of the Code of Ordinances of the City of Fort Lauderdale when alleged together with a violation of the Florida Building Code.

**PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON RELEVANT TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.**

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.

**Board Members:** • Mark Booth, Chair • Chris Evert, Vice Chair • Julie Lurie  
• William Marx • Justin Beachum • Terry Nolen • Karen Dirindin (alternate) • Kyle Sawchuk (alternate)  
• Michael Madfis • Lakhi Mohnani (alternate) • Board Attorney: Kymberlee Curry Smith

**DEPARTMENT OF SUSTAINABLE DEVELOPMENT**

700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)



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**NEW BUSINESS**

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**CASE NO:** CE21110104  
**CASE ADDR:** 320 SW 13 ST  
**OWNER:** MCCOLLISTER, JENNIFER  
WAGNER, ALEXIS  
**INSPECTOR:** ALEJANDRO DEL RIO

**VIOLATIONS :** FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW METAL FENCE IN THE FRONT AND WOOD FENCE ON THE SIDES OF THE PROPERTY, NEW PAVERS DRIVEWAY.

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**CASE NO:** BE21090005  
**CASE ADDR:** 2821 SW 13 CT  
**OWNER:** LAZARIDES, STEVEN  
**INSPECTOR:** JORGE MARTINEZ

**VIOLATIONS:** FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
1- BATHROOMS RENOVATION  
2- KITCHEN RENOVATION  
3- SHADED STRUCTURE ON THE SOUTH SIDE  
4- SIDE PATIO WAS PAVED

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**CASE NO:** BE21100189  
**CASE ADDR:** 424 CORAL WAY  
**OWNER:** ALVAREZ CALDERON, JUAN DE DIOS O  
DE ROMANA LETTS, IRENE MARIA  
**INSPECTOR:** LEONARDO MARTINEZ

**VIOLATIONS:** FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
3 AC CHANGEOUT. 1 SPLIT UNIT IN THE GARAGE (NEW ELECTRICAL DISCONNECTOR ADDED)

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**CASE NO:** BE21060093  
**CASE ADDR:** 1400 SW 18 CT  
**OWNER:** EHMKE, PAULA JEAN & RICHARD  
**INSPECTOR:** ALEXANDER ALBORES

**VIOLATIONS:** FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
WOOD ACCESORY STRUCTURE INCLUDING STRUCTURAL, ELECTRICAL AND PLUMBING.

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**CASE NO:** BE21070114  
**CASE ADDR:** 107 SW 6 ST  
**OWNER:** TARE HOLDINGS LLC  
**INSPECTOR:** ALEXANDER ALBORES

**VIOLATIONS:** FBC(2020) 111.1.1  
OCCUPYING WITHOUT A CERTIFICATE OF OCCUPANCY.

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**CASE NO:** BE21100208  
**CASE ADDR:** 1910 NE 7 CT  
**OWNER:** CHARRON FAM TR 2021  
CHARRON, NORMAND TRSTEE  
**INSPECTOR:** ALEXANDER ALBORES

**VIOLATIONS :** FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
PORCH ENCLOSURE SOUTHWEST SECTION OF THE BUILDING INCLUDING BUT NOT LIMITED TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING. EXTERIOR WINDOWS AND DOORS.

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**CASE NO:** BE21100138  
**CASE ADDR:** 403 SW 11 AVE  
**OWNER:** HEISSNER, ZACHARY G  
**INSPECTOR:** JOSE SARAGUSTI

**VIOLATIONS:** FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW WOOD FENCE.

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**CASE NO: BE21100212  
CASE ADDR: 916 NW 3 AVE  
OWNER: 916 NW 3RD AVENUE LLC  
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.  
A/C LEAKING, ELECTRIC FIXTURES HANGING, FASCIA AND WOOD CEILING ROTTEN.**

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**CASE NO: BE21100287  
CASE ADDR: 2580 SW 6 CT  
OWNER: BH 24 AVE LLC  
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY  
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER  
BUT NOT LIMITED TO:  
NEW WOOD FENCE, DOORS AND WINDOWS, A/C UNITS (3), KITCHEN AND BATHROOM, FLAT  
ROOF, ELECTRICAL FIXTURES.**

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**CASE NO: BE21110057  
CASE ADDR: 1501 NW 5 ST  
OWNER: BOLDEN, TOMMY  
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY  
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER  
BUT NOT LIMITED TO:  
NEW WINDOWS.**

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RETURN HEARING

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CASE NO: BE21100149  
CASE ADDR: 120 NW 16 ST  
OWNER: NW 16TH ST LAND TRUST#120 TR  
FLORIDA TR SERVICES LLC TRSTEE  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY  
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER  
BUT NOT LIMITED TO:  
STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING AND ROOFING.

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CASE NO: BE21050059  
CASE ADDR: 2901 NW 18 ST  
OWNER: BROWARD MULTIFAMILY LLC  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: 9-1(d)  
ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION  
AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT  
THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED  
PERMITS CONSISTING OF BUT NOT LIMITED TO:  
UNITS # 2, 3, 4, 21, 27, 28, 30. STRUCTURAL, ELECTRICAL AND MECHANICAL.

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HEARING TO IMPOSE

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CASE NO: CE19050105  
CASE ADDR: 1110 PARK DR  
OWNER: BURNETTE, VALERIE L & THOMAS, IRENE E  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
1. COLUMN, WALL THAT WERE DAMAGE BY CAR, WERE FIXED  
2. NEW WINDOW INSTALLED

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CASE NO: CE19081611  
CASE ADDR: 977 NW 53 ST  
OWNER: 961 NW 53 LLC  
INSPECTOR: BOBBY MASULA

VIOLATIONS: FBC(2017)105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
NEW ELECTRICAL PANELS, OUTLETS LIGHTING; NEW A/C UNITS AND MEW A/C DUCTS, NEW BATHROOMS AND PLUMBING FIXTURES; AND NEW INTERIOR WALLS AND STRUCTURES.

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CASE NO: BE21090022  
CASE ADDR: 916 NW 3 AVE 1-4  
OWNER: 916 NW 3RD AVENUE LLC  
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
FOUR MINI SPLIT A/C UNITS.

VIOLATIONS: FBC(2020) 116.1.1  
BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE.  
UNSAFE ELECTRICAL SYSTEM, A/C UNITS LEAKING, ELECTRIC FIXTURES HANGING.

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CASE NO: BE20100017  
CASE ADDR: 3000 RIVERLAND RD  
OWNER: OSTROVSKIY, STEVE  
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
ATTACHED PERGOLA STRUCTURE BUILT IN THE REAR OF THE HOUSE BY THE POOL.  
DETACHED STRUCTURE IN THE REAR YARD. ATTACHED CARPORT AT THE SIDE OF THE HOUSE.

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CASE NO: CE20020940  
CASE ADDR: 1122 SW 6 ST  
OWNER: PANKRATOVA, TATYANA  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW PARTITION WALL AND NEW ELECTRICAL BOX

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CASE NO: CE21030793  
CASE ADDR: 2450 NW 31 AVE  
OWNER: LOWE, ANTHONY L & EVADNE  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO: Shed construction without permit.

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CASE NO: BE21060088  
CASE ADDR: 76 ISLE OF VENICE DR  
OWNER: 76 ISLE OF VENICE INC  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
REPAIRS AND MODIFICATIONS TO MAIN ENTRANCE OVERHANG.

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CASE NO: CE20020822  
CASE ADDR: 1740 NE 49 ST  
OWNER: KNEZEVIC, ANA  
INSPECTOR: ALEJANDRO DEL RIO

VIOLATIONS : FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW CONCRETE WALKWAY INSTALLED ON THE FRONT AND EAST SIDE OF THE PROPERTY.  
NEW EXTERIOR DOOR INSTALLED ON THE EAST SIDE OF THE PROPERTY, WASHER AND DRYER ELECTRICAL AND PLUMBING CONNECTIONS INSTALLED ON THE EXTERIOR EAST SIDE OF THE PROPERTY. NEW AIR CONDITIONING SYSTEM.

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CASE NO: CE21040026  
CASE ADDR: 1440 N FEDERAL HWY  
OWNER: GREENPOINT FEDERAL INVESTMENTS LLC  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW STORE FRONT WINDOWS AND DOORS.

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CASE NO: BE20050414  
CASE ADDR: 528 NW 18 AVE  
OWNER: BALFE, JEFFREY R; NIERENBERG, ASHLEY N  
INSPECTOR: ALEJANDRO DEL RIO

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
GARAGE AND LIVINGROOM CONVERTED INTO BEDROOMS. CONSTRUCTION OF ONE ADDITIONAL BATHROOM.

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CASE NO: BE21060108  
CASE ADDR: 3010 SW 7 ST  
OWNER: EXTORD LAWSON, NEIL  
INSPECTOR: ALEJANDRO DEL RIO

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY  
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER  
BUT NOT LIMITED TO:  
ENCLOSED PORCH INTO LIVING AREA ON EAST SIDE OF THE PROPERTY.

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CASE NO: CE21020758  
CASE ADDR: 2667 KEY LARGO LN  
OWNER: ALMINAQUE, GUSTAVO A; RICO, ANALAY  
INSPECTOR: ALEJANDRO DEL RIO

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY  
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER  
BUT NOT LIMITED TO:  
EXISTING CARPORT HAS BEEN ENCLOSED.

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